

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

BOND FOR TITLE

THIS BOND FOR TITLE entered into this 11th day of May hereinafter set forth by and between  
GILDER CREEK DEVELOPMENT COMPANY, a General Partnership---, hereinafter called "Seller,"  
and JOSEPH MARK WELLS-----  
hereinafter called "Buyer", of Greenville County, South Carolina.

WITNESSETH:

For and in consideration of the sales price and mutual covenants herein contained, the Seller does hereby agree to sell unto the Buyer, and the Buyer does hereby agree to buy, the following described real estate, to wit:

ALL that piece, parcel or tract of land, located, lying and being in the County of Greenville, State of South Carolina, being known and designated as Tract No. 16, containing 5.83 acres, more or less, as shown on plat entitled "Property of Gilder Creek Development Company", prepared by W. R. Williams, Jr., Revised May 12, 1981, recorded in the Greenville County RMC Office in Plat Book S/V at Page 37, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the intersection of the rights-of-way of Bruce Meadow Road and Bruce Farm Circle and running thence along the centerline of the right-of-way of Bruce Farm Circle S. 74-39 E., 352.3 feet to an iron pin; thence continuing along said right-of-way N. 89-54 E., 80.0 feet to an iron pin; thence continuing along said right-of-way N. 70-54 E., 102.0 feet to an iron pin at the joint front corner of the within tract and Tract No. 17; thence running along the joint line of said tracts S. 3-00 E., 289.9 feet to an iron pin; thence running S. 46-22 E., 105.9 feet to an iron pin; thence running S. 34-41 E., 179.6 feet to an iron pin at the joint corner of the within tract and Tract No. 13; thence running along the joint line of said tracts S. 46-26 W., 155.0 feet to an iron pin; thence running N. 71-16 W., 77.0 feet to an iron pin in the line of Tract No. 14; thence running along the joint line of the within tracts N. 60-29 W., 117.3 feet to an iron pin; thence running N. 35-28 W., 203.6 feet to an iron pin in the line of Tract No. 15; thence running along the joint line of the within tract and Tract No. 15 N. 66-37 W., 445.3 feet to an iron pin in the centerline of the right-of-way of Bruce Meadow Road; thence running along the centerline of said right-of-way S. 23-34 W., 200.0 feet to an iron pin; thence running S. 20-04 W., 72.2 feet to an iron pin at the intersection of the rights-of-way of Bruce Meadow Road and Bruce Farm Circle, point of BEGINNING.

1. Deed. Subject to the payment of the purchase price and all interest hereon, the Seller shall execute and deliver to the Buyer, or his assigns, a good and sufficient Warranty Deed to the above described real estate, conveying a good marketable fee simple title thereto, free of all liens and encumbrances, subject to all rights of way and easements of public record and actually existing on the ground affecting the above described property and subdivision setback lines, easements and restrictions of public record. No right, title or interest, legal or equitable, shall vest in the Buyer in and to the aforescribed real estate until delivery of the deed and performance of all of the covenants herein contained.

2. Purchase Price. As the total purchase and sales price for the above described property, the Buyer hereby covenants and agrees to pay unto the Seller the following total sum or sums which the Buyer reserves the right to prepay in whole or in part at any time, to wit: The total purchase price is \$23,029.00. The sum of \$3,454.00 shall be due and payable upon the execution of this Bond for Title. The balance of \$19,575.00 shall be paid in three (3) equal annual principal payments of \$6,525.00 plus interest at the rate of 12%. Payment dates are 6/1/82, 6/1/83 and 6/1/84. A discount of 10% of the purchase price (\$2,302.90) shall be credited against the unpaid principal balance if the Purchaser completes construction of a residence (complying with the applicable restrictions) before June 1, 1982. The Purchaser shall have the right to prepay the above obligation without penalty at any time.

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